

Quarterly Board Meeting
Sept. 20th, 2016
Spencer Road Library

Meeting was called to order at 7pm with Jim Fischer, Tony Centracchio, & Tom Wilhelm present.

Minutes from Annual HOA meeting were approved and will be posted to the HOA's website.

Old Business:

After reviewing the opinion from Paul Harris, the new attorney the board ask to look into the subdivision's right to continue to maintaining and insuring the Kisker Rd fence. The board agreed it has the right to continue to maintenance the fence. Questions around one particular lot remain. The paperwork in this matter is being tracked down and will be discussed at a later date. The board voted to reinsure the fence and continue its maintenance as it has for the last 10 + years. Jim Fischer will follow up on the insurance.

The board voted and agreed to buy meeting notice signs for the subdivision. These will be posted before the next HOA meeting. Tom Wilhelm is handling the signs and will bring the amounts back to the board for consideration.

The discussion around monument lights was moved to the open forum section.

Record Storage and retention was tabled until costs can be gather for storage. Currently, the subdivisions records have been moved from Herb Blow's house to Jim Fischer's home. The seeks to secure the records and make them open to anyone who would like to view them. This item will be discussed at the next BOD meeting.

Director's insurance was discussed, and Tony will be following up on our insurance needs. A new company and agent was recommended to us so the board is exploring exactly was it needed. Tony will follow up with Gene and bring the information to the next BOD meeting.

New Business:

Per the by-laws the Board agreed and voted on the following roles for the next 12 months. Jim Fischer – President, Tom Wilhelm – Treasurer, Tony Centracchio – Secretary. Tom will be responsible for submitting the HOA's 2017 budget and Tony will be responsible for the subdivision's website and ensuring notes from meetings are posted. Tom expressed concerns about the future of grumpy cat.

Hiring a subdivision management company is being considered. Tony Centracchio is taking the lead and getting pricing. Several companies are being explored. The board will discuss this at the next quarterly meeting.

Jim Fischer prepared the first draft of the 2017 budget. The board will finalize the budget and posted it to the website. The board unanimously approved a 5% increase to the HOA Assessments. When the budget is distributed, the board will lay out the activities of the

subdivision to ensure homeowners are aware of the work that must be done over the next 12 months. The monument is in disrepair, the entrance lighting is failing, the landscaping needs to be addressed, etc. These items have been neglected for some time and need to be addressed before the costs become unmanageable for the subdivision.

The board is exploring adding additional staff to the board to help with much of the work that needs to be done, this includes adding a vice president and architectural committee. The board will outline this at the next meeting and reach out to those who may be interested in helping.

The board reviewed 3 proposals from repairs to the monument and front entrance brick work. We are waiting on two more bids, and going back to companies and asking for them to adjust their bids. The board will make a decision at the next BOD meeting and move forward with the repairs. The companies being considered, STL Brick, Taylor Tuck Pointing, Picaro Tuck Pointing, and Merrelli Tuck Pointing.

There are several large dead trees in the common ground next to Kisker Road that are representing a danger to homeowners' fences and property. The board is getting estimates for removal of the dead trees. The board also approved a \$280 spend for replacement of trees in common ground.

The board feels that we need to do a better job of communicating with the homeowners. Tony is proposing a communication plan and will bring his recommendations to the next board meeting. This includes collecting emails from homeowners in order to distribute newsletters.

Open Forum

Homeowners raised the issue of exploring one company for trash pick-up. This would be an added assessment to each homeowner and the subdivision would pay the trash bill. The benefit would be lower costs to each homeowner, the reduction of traffic and noise in the neighborhood, and reduction of damage to the front monument due to vibration from the trucks. In addition, there have been several close calls with trash almost hitting children in the street according to the home owners. The board will determine the best approach to putting this forward for a vote amongst the community.

The board reviewed several lighting proposals, but due to the meeting time limit set by the library we ran out of time to really discuss the lights. The board will take the proposals and consider how best to move forward with repairing the lights at the front entrance.

Tabled to the next board meeting were discussions on the new monument at the rear entrance and rule and regulation enforcement. Although the board did discuss one issue regarding a commercial truck being parked in a driveway. The board will follow up on that issues and discuss it at the next board meeting.